



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
PECFA BUREAU
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Jim Doyle, Governor
Mary P. Burke, Secretary

Wisconsin Department of Commerce Bureau of PECFA

Bid Document

SECTION 1 - Scope of Work:

The Bureau of PECFA is seeking competitive bids to perform remedial action services on a petroleum release from a regulated petroleum product storage tank system. This bid is through a specified work scope. The site upon which bids are being solicited is:

Bid Round Number: 36
Comm Number: 54493-8809-31-A
BRRTS Number: 03-10-196577
Site Name: Arlene's Inn
Site Address: N8631 County Rd G Willard WI

Project Manager: Tom Kendzierski
Project Manager address: PO Box 4001 Eau Claire WI 54702-4001
Project Manager phone: 715-839-1604
Project Manager e-mail address thomas.kendzierski@dnr.state.wi.us

Bid Announcement Date	2/28/2005
Questions or requests for information must be submitted in writing and received by:	3/14/2005 4:00 PM
Responses to the questions will be posted (and if requested, sent in writing) by:	4/1/2005
Bid End Date and Time:	4/15/2005 by Noon

The case file including report(s) and other pertinent information upon which bids are being sought, and the qualified bid response, when determined, are available for inspection at:

Department of Natural Resources, 1300 W Clairemont, Eau Claire WI

Please contact the project manager listed above for an appointment.

Copies of report(s) and other pertinent information may be available for purchase at the location listed below. If pertinent information is not available, please contact the project manager.

Quality Quick Print, 1213 Menomonie St, Eau Claire WI 54703
Phone: 715-836-0049 Fax: 715-836-7704

SECTION 2 – Site-Specific Bid Specification Requirements:

A) Project Manager Comments

1) General Comments:

The primary objectives of this scope of work are to provide additional remediation of the source contamination at Arlene's, monitor the existing network of monitoring wells and private wells to re-establish site status, and provide recommendations for a closure strategy.

Work in this bid will be focused on defining the contribution from the known source at this site and focus on ways to find compliance with the closure criteria. Contribution from any other known or speculative sources and the more widespread contamination in Willard will be handled separately.

The small community of Willard is served exclusively by private wells. In 1997 WDNR sampling found petroleum contamination in the Arlene's Inn well. Subsequent private well sampling has found detects of PVOCs and EDB in a number of private wells nearby. Three of the private wells have been supplied since with bottled water by DNR and the original Arlene's well has been replaced.

A private well survey and a search for the source of the well contamination turned up another significant contamination problem a few blocks away at Artac's (03-10-213910). Tanks at the Town of Hendren Garage were investigated but contamination was not found. Tanks at a former creamery on the property north of Arlene's (Tieman property, now Don's Auto Service) are suspect, but any contribution they may have is not confirmed. Other tanks in town were inventoried but it is not clear if any of these tanks contributed to the problem. A long abandoned railroad grade runs SE/NE through Willard in the vicinity of the Artac's site.

An interim remedial effort consisting of excavation of approximately 50 cy of contaminated soil was done at Arlene's former tank basin in August 2001. However, this excavation was limited in extent only, went to 8 feet deep, and did not include the bulk of contamination in the sidewalls and below the bottom. Contamination above soil standards was described in 1998 push probe survey down to the probe limit at 20 feet. The water table is at about 14 feet.

The excavated soil was stockpiled on the west side of the Arlene's property. The stockpile remains there and must be properly dealt with. The excavation work was not effective at producing a decreasing trend in the monitoring well MW-1. MW-1 was left in place within the interim excavation limits during the excavation work.

Groundwater flow patterns described in the Arlene's Site Investigation report are not entirely consistent with those described at the Artac site to the northwest. Geology varies considerably over short distances but is generally a clay till over sand and soft sandstone with clay or shale stringers to "granite" at 50 to 100 feet. It is not clear at this time whether the Arlene's and Artac sites are related, or whether another source has contributed to the private well contamination seen to the northeast of these sites.

This bid will attempt to reconcile water level discrepancies between the Artac and Arlene's sites in Willard

The Site Investigation for Arlene's confirmed pVOCs and EDB in deeper piezometers.

Consultants must consult the documentation at the Copy Shop for details. The latest brief summary report for the related Artac site is also included in the documentation at the Copy Shop.

In summary, this scope of work will excavate the remaining contaminated source soil at the former tank basin, Tie in water levels across two known sites and resume a quarterly monitoring schedule for the installed monitoring wells and some private wells. The additional monitoring will be used to recommend any additional work necessary to define Arlene's contribution to the more widespread contamination and determine appropriate closure options.

2) The following Environmental Factor(s) were identified in the Site Investigation Report for this site:

- ☐ Documented expansion of the plume margin.
- ☒ Verified contaminant concentrations in a private or public potable well that exceeds the preventive action limit established under ch. 160, Stats..
- ☒ Contamination within bedrock or within 1 meter of bedrock.
- ☐ Petroleum product that is not in the dissolved phase is present with a thickness of .01 feet or more, and verified by more than one sampling event.
- ☐ Documented contamination discharges to a surface water or wetland.

3) Minimum Remedial Requirements:

EXCAVATION

Consultant shall present and implement a plan to remediate by excavation the remaining source contamination in the vicinity of the former underground storage tank at Arlenes Inn. Remediate the remaining soil contamination above NR 720 standards as described in the September 2, 1998 Geoprobe investigation for this site. This September 2, 1998 report is available at the Copy Shop. The Consultant should remediate soil as far below the water table as practicable or as far as can reasonably be reached in the vicinity of the former tanks at Arlene's Inn. Uncontaminated backfill from the previous remediation attempt should be segregated and replaced back into the excavation. Note the proximity of the excavation to the Arlene's Inn building and take appropriate measures to prevent disruption of the building foundation or cave in. For purposes of this bid, estimate excavation costs for an area at the source measuring 25 feet by 25 feet and 16 feet deep (about 370 cubic yards in-place).

SOIL STOCKPILE REMOVAL

Treat and dispose of approximately 50 cubic yards of stockpiled contaminated soil from the August 2001 Interim Excavation that remains on the west side of Arlene's property. Upon removal of the stockpile collect two soil samples from the native, undisturbed, soil underneath the pile to ensure that NR 746 Table 1 and 2 standards are not exceeded. Soil samples will be analyzed for PVOC's and Naphthalene. Closure of the stockpile will be addressed as a separate issue and therefore documentation of the removal of the storage pile and subsequent sampling shall be included in the Remedial Action report.

WELL REPLACEMENT/INSTALLATION

Monitoring well MW-1 was compromised during the earlier excavations and no longer meets NR 141 standards, it also is in the way of the additional recommended remediation. Therefore, following excavation of the source areas, abandon and replace MW-1 (to be labeled as MW-1R). In addition, an additional piezometer MW-1P shall be installed and nested with MW-1R. Prior to installation the consultant shall verify the location of the new well /piezometer nests with the DNR project manager.

MW-1R and MW-1P should be placed outside of the excavation area as near to directly downgradient as practicable given site conditions.

GROUNDWATER SAMPLING

Using USGS datum, reconcile the water level data in Willard by conducting a survey to tie in well elevations between both Arlene's and Artac site monitoring wells. Provide one set of groundwater level measurements taken on the same day, with the same equipment, at all of the Arlene's site wells and at least three of the Artac wells. Subsequent water level measurements will be collected quarterly at all new and existing Arlene's site wells for two years.

The initial groundwater-monitoring event will consist of full VOCs analysis of the monitoring well network. VOC analysis shall utilize EPA Method 8260 or an EPA analytical method capable of measuring concentrations of EDB and 1,2 DCA at or below the NR 140 Enforcement Standards.

Following the first sampling event, subsequent sampling events will be conducted quarterly for two years. The monitoring wells and piezometers will to be sampled are MW-1 (Replacement), MW-1P; MW-3, MW-3P; MW-4; MW-4P; MW-5P; MW-6; MW- 6P, MW-7; and MW-7P. Subsequent groundwater samples will be analyzed for PVOC and Naphthalene. However, any wells with a detection of EDB or 1,2 DCA in the initial round shall be sampled for that contaminate for the remainder of the monitoring.

The Consultant may request a reduction or modification of the monitoring schedule at any time with justification.

PRIVATE WELL SAMPLING

All private wells sampled shall obtain and be referenced and reported using the Wisconsin Unique Well Number. Contact Dave Carriveau, WDNR Drinking and Groundwater specialist at 715/359-5508 for more information on WUWN's already assigned in Willard.

The following private wells shall have an initial analysis using EPA method 524.2, then sampling semi-annually thereafter;

1. Arlene's Inn (Eagan new)
2. Tieman (Don's Service)PW-1
3. Tieman (Don's Service)PW-2
4. Vollrath/Backus
5. Plautz W8123 Foster
6. State Bank of Withee
7. US Post Office
8. Former Mel & Mary's Bar N8685 CTH G

Reporting

Provide a remedial action report upon completion of the excavation and the first two monitoring rounds. The report shall include:

- Documentation of source excavation and disposal
- Interim excavation and disposal of the soil stockpile
- New well installation documentation
- Well and water table reconciliation survey including elevation tables and re-drawn water table elevation maps
- Updated data tables and figures

Thereafter, provide a brief quarterly letter report with monitoring table updates, a description of any problems encountered, activities planned for the next quarter, and an evaluation or statement of progress toward closure.

BID RESPONSE TABULATION

The bid response shall include a table separating the following costs:

- Costs for Remedial Action including evaluation of the existing soil stockpile, source excavation and soil treatment or disposal.
- Costs for new well and piezometer installation, first two monitoring rounds at site monitoring wells, the initial round at private wells, Water level reconciliation survey, and a brief remedial action report
- Costs for two years of quarterly monitoring and reporting.

B) Bidder's Strategy for Remedial Action

- 1) Identify the remedial strategy for a specified work scope.
- 2) Specifically describe what element of your proposed strategy will address the environmental factors/risk factors listed above. Also describe how, when, and why it will address them.
- 3) Provide a detailed description of the work to be performed. The description shall provide sufficient detail to establish that the proposed strategy will be successful in achieving a specified work scope identified above.

a) The detailed description may include, but is not limited to the following:

- Technologies
- Estimated years of operation
- Estimated tons of soil
- Approximate geometry/depth of excavation
- Reporting details
- Estimated years of monitoring
- Frequency of sampling/number of wells/parameters

4) Specifically describe how you will address off-site contamination, if applicable.

5) Specifically describe how you will address any direct contact hazards, if applicable.

SECTION 3 - Conditions of Bid:

The successful bidder will be the entity that complies with all provisions of the bid specification and provides the lowest total cost, excluding interest and claim preparation costs, for the site-specific bid specification requirements described in Section 2. PECFA funding under s. 101.143, Stats., will terminate when the responsible agency determines that institutional controls and notices, if utilized, would achieve a closed remedial status. PECFA funding will terminate regardless of whether the responsible party or other properties accept an institutional control and notices as required under §NR 726 Wis. Admin. Code. In preparing the bid, the bidder must assume compliance with all applicable codes, including but not limited to §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The successful bidder will be determined based upon conformance to and competitiveness under the bid protocol. The first determination will be whether the bidder has complied with all provisions of the bid. These bids will be considered responsive. From the responsive bids, the lowest total cost bid with an approvable approach to a specified work scope will be determined. Claim preparation costs will not be a part of the cost cap established by this bid. These costs (\$500 maximum per claim submittal) are still eligible for PECFA reimbursement and Commerce encourages timely claim submittals at appropriate milestones. Therefore, bidding consultants should not include claim preparation costs in their bid responses.

The successful bid will be available to be viewed at the location identified in Section 1. If two or more bidders tie in the cost comparison, the bid with the lowest consulting cost will be used as the tiebreaker. All bid documents must be signed and sealed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin Department of Regulation and Licensing.

The Department reserves the right to reject any and all bids that meet any of the following conditions:

- The Department believes the remedial strategy is not appropriate to a specific geologic setting.
- From the standpoint of program operations or regulatory responsibility, the Department determines it is in the best interest of the program to not accept any or all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the Department with jurisdiction (Natural Resources or Commerce).

The name of the successful bidder, bid amount, proposed outcome and supporting documentation will be provided to the site claimant along with instructions to inform the PECFA program in writing of their intent to either:

- Use the lowest identified bidder or
- Use another service provider.

In either case, PECFA reimbursement is capped at the dollar amount of the successful bid.

A successful bid does not mean or guarantee that all costs in a resultant claim are eligible, reasonable, necessary or reimbursable under the PECFA program.

If a bidder fails to comply with a bid provision the bid response will be determined to be non-responsive. If the bid response is responsive, but not the lowest cost service provider with an appropriate approach, it will be determined to be “non-successful.” Non-responsive and non-successful bidders will not be individually informed of their failure to achieve compliance with the bid specifications or to be the lowest bidder.

The successful bidder may be required to provide input to, and attend a meeting with the PECFA program and the claimant to explain the bid and the remedial approach.

Appeals, by bidders, of decisions regarding complying bids or costs are not allowed, as they do not constitute claimant reimbursement decisions under the PECFA program.

In compliance with this invitation to bid and subject to all conditions thereof, the signatory agrees to the following:

- If the signatory's bid is determined to be successful, the signatory must, within 15 days of the Department's notification, contact the claimant and confirm that they will provide the remedial services at the cost described within the Bid Response.
- That for a period of 90 days, starting with the Department's notification to the claimant, the signatory will hold firm their commitment to provide the remedial services and prices set forth in the Bid Response.

Failure to abide with the conditions stated above may result in exclusion from future PECFA Public Bidding events.

Questions, answers and interpretations will be considered an amendment of this solicitation. All answers and interpretations shall be in writing from the Program Manager identified in Section 1 of this solicitation. Neither the program nor the Department shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid Ending Date. After the date by which questions must be submitted by, identified in Section 1, no further questions will be addressed.

A written response will be provided at: <http://www.commerce.state.wi.us/ER/ER-PECFA-SiteBidding.html> (and mailed to all requesters of the bid package who are not

able to access the web site, and who therefore request written correspondence from the program contact).

SECTION 4 - Closure Specifications – If Applicable:

A bid submitted must provide the total cost, excluding interest but including all closure costs, for the remediation up to approval as a closed remedial action status identified below:

Unrestricted Closure
Closure with a NR 140 exemption
Closure with GIS Registry*
Closure with deed notice*
Closure with deed restriction*
Closure with NR 720.19 soil standards

Performance based NR 720.19 closure
Closure with site-specific conditions
Closure under NR 726.07
Closure under Comm 46/NR 746
Mass reduction

** **Note:** PECFA funding under s. 101.143, Stats., will terminate when the responsible agency determines that institutional controls and notices, if utilized, would achieve a closed remedial status. PECFA funding will terminate regardless of whether the responsible party or other properties accept an institutional controls and notices as required under NR 726. PECFA eligible costs may include all closure costs, up to approval as a closed remedial action (i.e. monitoring well abandonment) that are otherwise eligible for reimbursement.*

If the PECFA maximum award for the site/occurrence is not believed to be adequate to remediate the site/occurrence to a closed or no further remedial action status, that belief must be specifically noted in the bid and the remedial effort that will be achieved by the bid amount. For the purpose of the competitive bid the contaminant mass is determined to be: **Not Applicable**. The basis for specifying the progress shall be contaminant mass reduction and be based upon the mass reduction at the following points on the site:

Not Applicable

If the site is reasonably expected to exceed its cap under the PECFA program, bidders may propose mass reduction, the lowest bidder will be determined on the basis of a cost per mass reduction ratio. If some bidders propose mass reduction and others propose costs to bring the site to a closed remedial action or no further action status, selection will be from those bidders proposing a closed or no further action result.

SECTION 5 - Instructions to Bidders:

By submission of a bid, bidder agrees that during the period following issuance of this solicitation and prior to notification of successful bidder, bidders shall not discuss the bid or bid process except with the program contact designated in this solicitation. Bidders shall not discuss or attempt to negotiate with the claimant, other potential bidders or program staff any aspects of the bid without prior approval of the Project Manager specified. Infractions will result in rejection of the violator's bid and may also result in disqualification of the individual to provide bids and a formal complaint being lodged with the Department of Regulation and Licensing.

The bid submitted shall address all the site specific bid specification requirements identified in Section 2. The bid shall support in detail the strategy to achieve a specified work scope, or remedial mass reduction goal if applicable. A full remedial action plan is

not required as part of the bid submittal. A full remedial action plan may be requested by the program.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Project Manager. If the Project Manager is not able to arrange site access, this fact will not delay the bid process or negate the comparison and potential selection from among the bids that are submitted. All costs associated with a site visit or preparation of a bid will be the responsibility of the bidder.

The Bid Process must conform to the following:

1. If applicable, the closed remedial or no further action status to be achieved must be stated using the options available from the list provided in Section 4.
2. Indicate in the Bid Response a contaminant mass reduction proposal if the PECFA maximum award is not believed to be adequate to remediate the site/occurrence.
3. The Bid Response shall address all the site specific bid specification requirements identified in Section 2 and shall support in sufficient detail and succinctly the remedial strategy.
4. The total cost (in dollars) to accomplish the stated remedial goal, including all fees, reporting cost, pre and post closure costs and costs for establishing restrictions or institutional controls but, excluding claim preparation costs, interest, and investigation costs.
5. The costs specified in #4 shall separately identify consulting (non-commodity) costs.
6. The submittal must include an original and two (2) copies of the Bid Response documents signed and sealed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. Include the appropriate registration number of the professional license.
7. Bids can not be "faxed" directly to the program. Documents received by fax will not be accepted or considered.
8. Bids, amendments thereto or withdrawal requests must be received by the time advertised for bid opening. It is the bidder's sole responsibility to insure that these documents are received by the contact at the time indicated in this solicitation document.
9. All specifications or descriptive papers provided with the bid submission must include the bidder's telephone number and Commerce number thereon. Identify the name of the consulting firm on the 1st Page of the Bid Response.
10. The Commerce Number must be on the outside of the envelope in which the bid is submitted. The Department assumes no responsibility for unmarked or improperly marked envelopes. All envelopes received showing a bid number will be placed directly under locked security until the date and time of opening. Include only one Bid Response (an original and two (2) copies) per envelope.
11. Correction of errors on the bid form: All prices and notations shall be printed in ink, typewritten or computer printed. Errors shall be crossed out, corrections entered and initialed by the person signing the bid. Erasures or use of correction fluid will be cause for rejection. No bid shall be altered or amended after the time specified for the bid end date.
12. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid Ending Date.
13. Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the Department with jurisdiction (Natural Resources or Commerce).

14. From the standpoint of program operations or regulatory responsibility, the Department determines it is in the best interest of the program to not accept any or all bids.
15. If bidders consider the bid response to be proprietary information and exempt from disclosure, each part of the Bid Response must clearly marked *CONFIDENTIAL*. If any part is designated as confidential, there must be attached to that part an explanation of how the information is proprietary. The Department reserves the right to determine whether this information should be exempt from disclosure and no legal action may be brought against the State, Department or its agents for its determination in this regard.
16. The Bid Response must be appropriate to the site geologic setting.
17. Ambiguous bids, which are uncertain as to cost, time or compliance with this solicitation, will be rejected.
18. The Department reserves the right to reject any and all bids, and/or to cancel this solicitation at any time.
19. Each bidder shall fully acquaint itself with conditions relating to the scope and restrictions attending the execution of the work under the conditions of this solicitation. The failure or omission of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
20. All amendments to and interpretations of this solicitation shall be in writing from the Project Manager. Neither the Department nor the program shall be legally bound by any amendment or interpretation that is not in writing.
21. This solicitation is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this solicitation to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The solicitation may or may not be changed but a review of such notification will be made prior to award.

BID RESPONSE
(1st Page)

Department of Commerce PECFA Program

SITE NAME: Arlene's Inn
COMMERCE NUMBER: 54493-8809-31
BRRTS NUMBER: 03-10-196577

Submit Bid To: Cathy Voges
Department of Commerce PECFA Program
201 W Washington Ave, Madison WI 53703-2790 or
P.O. Box 8044, Madison WI 53708-8044

Bidder Company: _____
Bidder Address: _____

Telephone: () - _____
Fax Number: () - _____
e-mail Address: _____

Bidder: (check one that applies):

_____	Professional Engineer	_____	License #
_____	Professional Geologist	_____	License #
_____	Hydrologist	_____	License #
_____	Soil Scientist	_____	License #

Seal

Signature: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Print Name: _____

Title: _____

Total Bid Cost \$ _____

Total Consulting Cost (subpart of Total Bid) \$ _____

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)].

BID RESPONSE

(2nd Page)

Department of Commerce PECFA Program

SITE NAME: Arlene's Inn
COMMERCE NUMBER: 54493-8809-31
BRRTS NUMBER: 03-10-196577

Consulting Firm phone number () ____-____

This response must address all of the site-specific specifications identified in Section 2, and shall support in detail the remedial strategy. Attach additional pages if necessary. *The Commerce Number and Consulting Firm telephone number must be included on all additional pages.* The pages of each Bid Response must be ***stapled*** together. No paper clips or spiral bindings please.